

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF FRANKIE O'DAY CORPORATION
AS REDEVELOPER OF 360-376 COLUMBUS AVENUE IN THE
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a Contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which Contract provides for financial assistance to the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, The Frankie O'Day Corporation has expressed an interest in and submitted a satisfactory proposal for the development of 360-376 Columbus Avenue in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of Arthur and Muriel Erickson, Manuel Teixeira, Vincent and Claire Ambrosini, Michael Townes, Dennis and Maude Wright, Paul and Patricia Eng, The Rackard Family, Wendy Jamieson, Edward and Tillyruth Teixeira, Linda Bergendahl, Matthew Hollinshead, David Halfkenney and Karen Pressman, and Steven and Cortelle Moss, as Redevelopers of 360-376 Columbus Avenue in the South End Urban Renewal Area, be and hereby is rescinded.
2. That The Frankie O'Day Corporation be and hereby is tentatively designated as Redeveloper of 360-376 Columbus Avenue in the South End Urban Renewal Area.
3. That it is hereby determined that The Frankie O'Day Corporation possesses the qualifications and financial resources, pending 312 funding, necessary to acquire and develop his or her respective property in accordance with the Urban Renewal Plan for the Project Area.

4. That disposal of said properties by negotiation is the appropriate method of making the land available for development.
5. That it is hereby found and determined that each of the proposed developments will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



360 - 380 Columbus Avenue

PART I

HUD-6004
(7-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: FRANKIE O'DAY CORPORATION
- b. Address and ZIP Code of Redeveloper: c/o Barbara Brower, Esq. Boston, MA 02109,
to be changed at start of construction to: 360 Columbus Ave. Boston, MA 02116
- c. IRS Number of Redeveloper:
application pending
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to,
the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Mass. R-56

(Name of Urban Renewal or Redevelopment Project Area)

Boston

Massachusetts

in the City of _____, State of _____,
is described as follows²

360 through 376 (even numbers) Columbus Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts :

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
January 2, 1980

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
see attached sheet
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 30% of the stock in a corporation which holds 20% of the stock of the Redeveloper). N/A

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 733,000
- b. Cost per dwelling unit of any residential redevelopment. \$ 27,148
- c. Total cost of any residential rehabilitation \$ 723,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 26,777

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE	cooperative
		MONTHLY CARRYING CHARGE	ESTIMATED AVERAGE SALE PRICE
8 - 1 bedroom units	± 550 sq. ft.	\$ 235.00	\$ 19,000*
13 - 2 bedroom units	± 775 sq. ft.	315.00	26,000*
4 - 3 bedroom units	± 1200 sq. ft.	445.00	38,500*
2 - 4 bedroom units	± 1200 sq. ft.	455	39,500*

* at least \$2,500 will be paid through sweat equity.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
heat, cooking gas, common area electricity, water
and sewer

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:
stoves - \$325.00 Refrigerators - \$375.00

CERTIFICATION

I (We)¹ Donald Halfkenny, President Wendy J. Jamieson, Treasurer
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: January 21, 1980

Dated: January 21, 1980

Donald B. Halfkenny
Signature

Wendy J. Jamieson
Signature

President Title

Treasurer Title

33 E. Springfield St., Boston, MA 02118

Address and ZIP Code

35 Lawrence Street, Boston, MA 02116

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Frankie O'Day Corporation
- b. Address and ZIP Code of Redeveloper: c/o Barbara Brower, Esq., 148 State St., Boston, Ma. 02109
changed at start of construction: 360 Columbus Ave., Boston, MA 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Mass R-56
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

360 through 376 (even numbers) Columbus Avenue

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of January 21, 1980, is as reflected ~~to the attached financial statement~~ in the attached sheet.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
The Redeveloper is planning to finance the property with three percent mortgage financing through the HUD demonstration Multi-Family Program. Members, who will live in the property, each are contributing at least \$2,500 in sweat equity. Depending on the finish desired for each unit, individual and family members will contribute from \$500 to about \$4,000.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:
see information from individual members plus sweat equity of

- a. In banks: at least \$2,500 per member.

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

- b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

- c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

see information from individual members

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

Individual members financial information filed with Boston Redevelopment Authority.

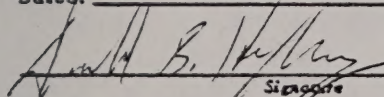
CERTIFICATION

I (We) Donald Halfkenny, President

Wendy J. Jamieson, Treasurer

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: January 21, 1980



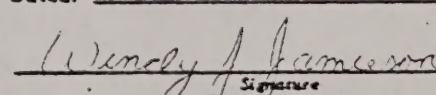
President

Title

33 E. Springfield St., Boston, MA 02118

Address and ZIP Code

Dated: January 21, 1980



Treasurer

Title

35 Lawrence Street, Boston, MA 02116

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

FRANKIE O'DAY CORPORATION - REDEVELOPER'S STATEMENT

PART I, Section A.

5 a. Board of Directors

Donald B. Halfkenny, President
33 E. Springfield St.
Boston, MA 02118

Wendy Jamieson, Treasurer
35 Lawrence St.
Boston, MA 02116

Manuel Teixeira, Vice President
402 Columbus Ave.
Boston, MA 02116

Leslie Rackard, Clerk
211 ~~W. Newton~~ St.
Boston, MA

Tilly Teixeira
676 Tremont St.
Boston, MA 02118

No stock has been issued as yet. Stock will be issued only in conjunction with occupancy agreements.

PART II, Section 4.a.

There are no assets and no liabilities of the corporation at the present time.

MEMORANDUM

JANUARY 24, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF THE FRANKIE O'DAY CORPORATION
AS REDEVELOPER OF 360 -376 COLUMBUS AVENUE

On December 14, 1978, the Authority tentatively designated several South End families as Redevelopers of certain individual buildings in The Frankie O'Day Block of Columbus Avenue in the South End. Mortgage financing for the rehabilitation of these properties, at three (3%) percent interest, was planned through the regular HUD 312 Loan program. Unfortunately, significant cuts have been made in this loan program nationwide, resulting in a substantial reduction of local HUD 312 individual rehabilitation loans.

HUD has provided, however, a separate reservation of funds for a 312 demonstration program. Financing, under this 312 Multi-Family Program, will be provided to projects that propose the rehabilitation of five or more units, with a "work equity" component, for home-ownership. The intent of this program is to maximize the number of owners and reduce the cost of rehabilitation through the "work-equity" process.

In order to meet the HUD programmatic guidelines for 312 funding under this program, the tentative designees of 360 -376 Columbus Avenue have considered the establishment of a cooperative form of organization, The Frankie O'Day Corporation, for the purpose of ownership of these parcels. The same families that the Authority had tentatively designated, as redevelopers of these properties, are members of the cooperative. It is agreed that any addition of new cooperative members to The Frankie O'Day Corporation must be approved by the Authority prior to final designation. Jessie and Lillian Chastang, the designated developers of 378 Columbus Avenue, will continue to develop that building separately from the cooperative and will obtain commercial rate financing for the rehabilitation.

HUD requires that completed 312 submissions be made, within the next two weeks, in order to insure the allocation of the 312 multi-family demonstration rehabilitation funds critical to the success of this moderate-income homeownership project.

It is therefore recommended that the tentative designation of several South End residents as Redevelopers of 360 -376 Columbus Avenue be rescinded and that further, The Frankie O'Day Corporation be tentatively designated as Redeveloper of 360 -376 Columbus Avenue in the South End Urban Renewal Area.

An appropriate resolution is attached.